



St James's Square

Bath

BA1 2TT

A magnificent Grade I listed Georgian townhouse which has been fully refurbished throughout in recent years to include the addition of an attractive conservatory and with the benefit of a good sized rear garden and the option to purchase nearby a triple garage.

**Guide Price
£2,700,000**

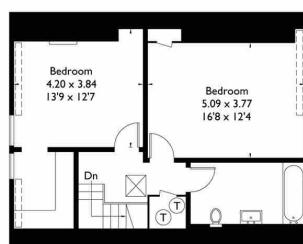
Tenure: Freehold

Property Features

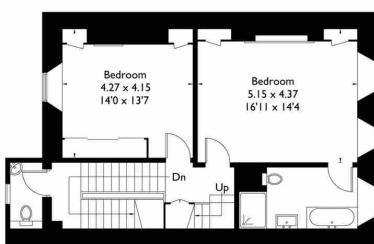
- Magnificent Grade I listed Georgian townhouse
- Fully refurbished and comprehensively renovated
- Attractive good sized walled garden to the rear with conservatory
- Short level walk to Bath city centre
- Potential for self-contained apartment on lower floor
- Option of a triple garage to be purchased nearby

St. James's Square, Bath

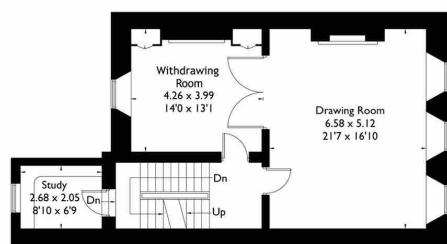
Approximate Gross Internal Area = 390.6 sq m / 4204 sq ft
(Excluding Courtyard)



Third Floor



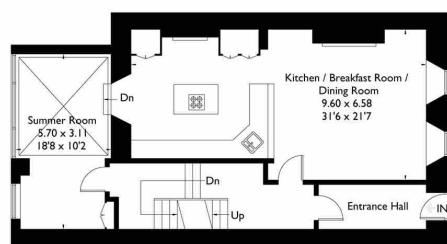
Second Floor



First Floor



Lower Ground Floor



Ground Floor

Accommodation

Ground Floor

Entrance Hall with stone flooring, cornicing and partially glazed door leading into reception hall.

Reception Hall with stone flooring and staircase leading to lower ground floor level, and to the first and second floors. Doorway leading into conservatory.

Dining Room with solid oak flooring, period fireplace with marble surround, inset grate, two sash windows overlooking the front, detailed frieze, cornicing and ceiling rose and archway leading to Kitchen.

Kitchen with fully fitted hand built full range of units to include china and larder cupboard, wine racks, tray racks, full length fridge and freezer, Miele induction hob with oven microwave and plate warmer. Corian worktops, down lighting, detailed frieze and cornicing, oak flooring and integrated dishwasher. Opening leads through to fully glazed conservatory.

Summer Room with tiled and glass floor and full height sliding doors leading into rear garden.

First Floor

Stone Landing with doorway to drawing room.

Drawing Room with 3 full length sash windows overlooking the square, period style fireplace with marble surround and inset grate, detailed cornicing and ceiling rose, polished wood flooring, decorative panelling and double doors leading through to withdrawing room.

Withdrawing Room with period style fireplace having marble surround and gas coal effect fire flanked on either side by 2 arched recesses with shelving and cabinets under, sash window with rear aspect over the garden and polished wood flooring.

Mezzanine Level Landing with stone flooring and steps leading up into study.

Study fully fitted with an oak desk, shelving with cabinets under and sash window overlooking rear garden.

Second Floor

Landing with under-stairs storage cupboard.

Master Bedroom with period style fireplace, corner sink, 2 wardrobes, sash windows to front aspect overlooking the square and door through to en-suite.

En-Suite Bathroom fitted with modern suite including bath with tiled surround, wash hand basin with vanity surround, large walk in shower with sliding screen, WC concealed cistern, recessed shelving, tiled flooring, heated wall mirror, chrome ladder radiator and sash window with front aspect.

Rear Bedroom with 2 original cupboards, fireplace with period style surround, modern built in wardrobes with mirrored doors, sash window with rear aspect.

Mezzanine Level Stone Landing with doorway through to WC.

WC with corner wash hand basin and WC.

Third Floor

Landing with skylight window, access into roof storage space, storage cupboard housing water tank.

Rear Bedroom with period fireplace, recessed shelving, sash window and opening into dressing area.

Front Bedroom with period fireplace and sash window.

Dressing Room with sash window and fitted with a range of wardrobes and drawers.

Bathroom with modern white suite including wash hand basin set on plinth, WC with concealed cistern, bath with fitted shower and screen, heated wall mirror, shaver light, sash window, tiled flooring and chrome ladder heated towel rail.

Lower Ground Floor

Lower Hall with engineered flooring, under stairs storage cupboard and linen cupboard.

Rear Bedroom with window seat and sash window, wash hand basin with vanity surround and cupboard under. Adjacent shower-room.

Shower Room fully tiled WC, wash hand basin, large walk-in shower, down-lighting, chrome ladder radiator and fitted cupboards.

Doorway leads into cupboard housing Keston gas fired boiler (recently fitted) with secondary hot water tank and plumbing system.

Reception Room to Front with Parquet wood flooring, two sets of recessed shelves with cabinets under, coving, two sash windows overlooking front courtyard, three further built-in recessed display shelves flanked on either side by storage cupboards.

Doorway leads into outer lobby.

Outer Lobby with storage cupboards and doorway leading to lower rear courtyard. Opening leads into two vaulted areas.

Utility Room area is utilised as a laundry room with plumbing for washing machines, Belfast sink and fully tiled flooring and Chinese slate flooring.

Storage is utilised as a wine storage room and within it is a natural well with glass cover.

Externally

Front Lower Courtyard stone steps with railings lead up to pavement level.

Rear Garden comprises stone terrace, with gravelled pathway and paving leading to rear stone terrace, all well enclosed by high stone walls, shrubs and trees. A triple garage situated behind Cavendish Place, is available by separate negotiation. With electric up-and-over door and electric lighting.



Situation

St James's Square is one of the finest and most complete Georgian square within the city of Bath, with all the houses having a wonderful aspect to the front over the gardens providing a charm all of its own. It is located close to the world renowned Royal Crescent and was designed by John Palmer circa 1790, completed by 1794.

The large formal garden within the centre of the square contains some remarkable specimen trees and number 31 is located towards the middle of the eastern side of the square. There are local shops and amenities are towards the bottom of the square, including a delicatessen, chemist and newsagent.

The property is within easy walking distance of the commercial heart of this thriving, vibrant and cosmopolitan city with its extensive chain and independent stores, together with culture and social attractions, including the Abbey, Bath Thermae Spa, Theatre Royal and Bath Rugby.

There is an excellent range of private and state schools, catering for all age groups which include King Edwards, Kingswood, The Royal High, together with Bath University for higher education all of which are within easy reach. Communications include Bath Spa railway station providing services direct to London Paddington and the South West. Whilst access to the M4 motorway junction 18 is approximately 10 miles to the north. Bristol international airport is within 20 miles.

Description

A most attractive Grade I listed building, comprehensively refurbished approximately 6 years ago and subsequently having had further improvement's carried out by the present owners within the last two years.

The rooms are of generous proportions, retaining many of the detailed features including cornicing and glazing bars. The property has been further enhanced by the installation of a handmade kitchen on the ground floor together with the addition of a most attractive conservatory leading off the kitchen and overlooking the rear garden. A particular feature is the wonderful first floor drawing room with full length windows overlooking the square and leading through to the withdrawing room which in turn overlooks the garden to the rear.

The property has a light and airy feel with an east/west aspect and with warmth and charm created by the traditional style in which it is presented. Good quality bathroom fitments have been fitted throughout and at lower ground floor level there is the potential, with a separate entrance leading from pavement level, to utilize this floor as a self-contained apartment. For further details please contact Cobb Farr.

General Information

Services: All main services are connected

Heating: Full gas fired central heating.

Tenure: Freehold

Council Tax Band: G - £2,586.21 per annum (2018)

Inclusions: Fitted carpets

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